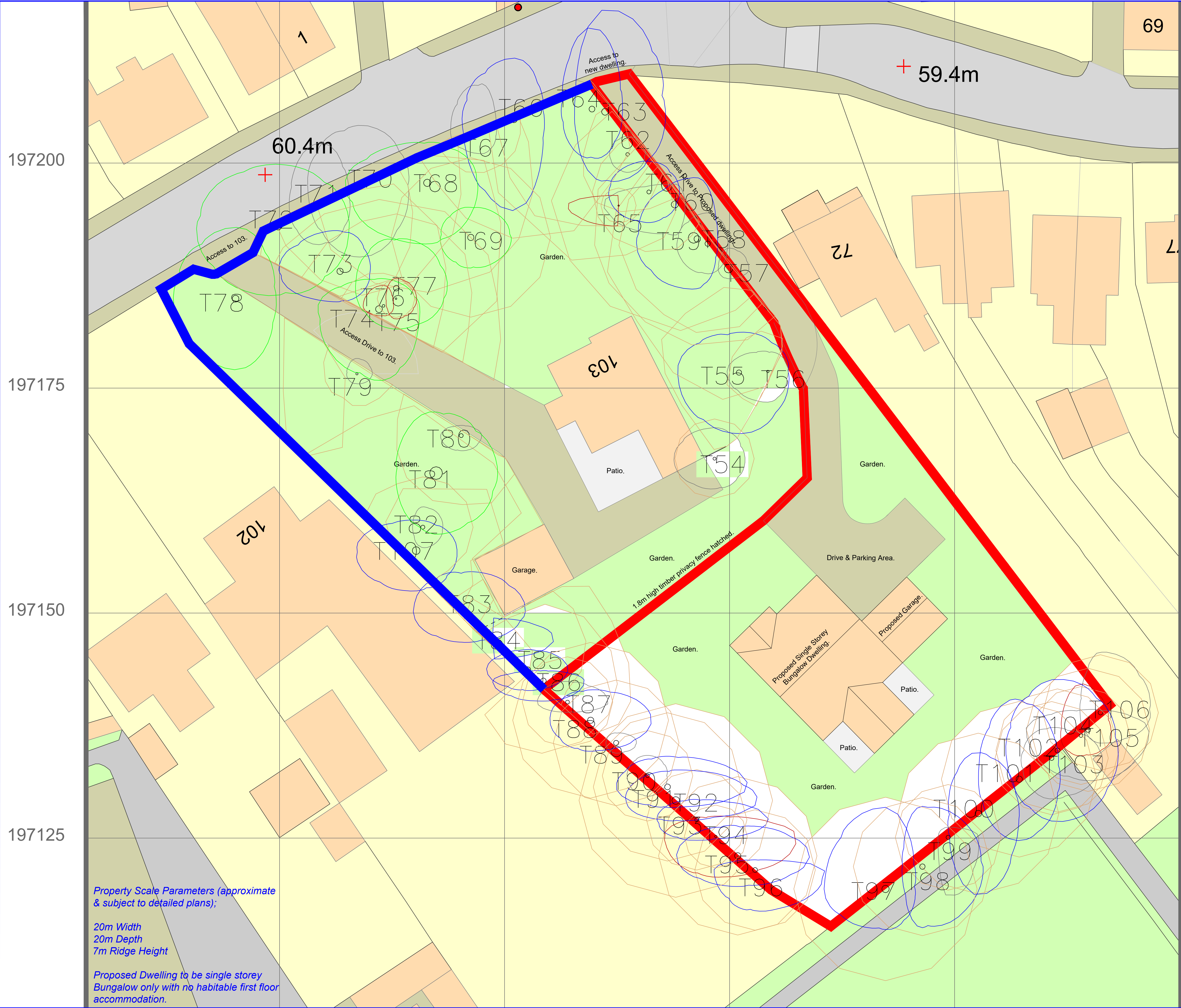




Property Scale Parameters (approximate
& subject to detailed plans);

20m Width
20m Depth
7m Ridge Height

Proposed Dwelling to be single storey
Bungalow only with no habitable first floor
accommodation.

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL PLANS TO BE READ IN CONJUNCTION WITH ALL THE INFORMATION
ACCOMPANYING THE RELEASE OF DOCUMENTATION SCHEDULE.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE
THE NECESSARY SAB APPLICATION PROCESS & PROCEDURES HAVE
BEEN FOLLOWED WHERE APPLICABLE TO DEVELOPMENT AREAS (OVER
100M2). THESE PLANS HAVE NOT RECEIVED SAB APPROVAL.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO LOCATE ALL
SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. WE HAVE
NOT CHECKED LOCATION OR AVAILABILITY OF EXISTING SERVICES FOR
THE PROPOSED WORKS.

IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO ENSURE
THE NECESSARY PARTY WALL ACT PROCEDURES HAVE BEEN
FOLLOWED WHERE APPLICABLE.

CONSTRUCTION CLIENTS HAVE LEGAL DUTIES UNDER THE COM
REGULATIONS 2015. PLEASE CHECK YOUR DUTIES ON THE HSE WEBSITE
OR CONSULT A COMPETENT HEALTH & SAFETY PROFESSIONAL.

TIMBER FRAMES POSE AN ADDITIONAL FIRE RISK UNTIL THE PANELS
ARE COMPLETE & PROTECTED BY INTERNAL FIRE RESISTANT
PLASTERBOARD & EXTERNAL CLADDING. CONTRACTORS / PRINCIPAL
CONTRACTORS SHOULD ENSURE THEIR CONSTRUCTION PHASE PLAN
INCLUDES MEASURES TO CONTROL THE ADDITIONAL FIRE RISKS TO
THEIR WORKERS & TO OTHERS, INCLUDING NEIGHBOURING
PROPERTIES, DURING THE CONSTRUCTION PHASE.

EXACT BOUNDARY POSITIONS & DETAILS TO BE DETERMINED ON SITE
FROM DEED PLANS/LAND REGISTRY DATA & NOT SCALED FROM THESE
PLANS. THIS IS NOT A CONVEYANCING DRAWING.

Regulation 14, Section 42 of the Flood & Water Management Act 2010 - Transfer
of private sewer and lateral drainage to Welsh Water - Scheme proposals may be
subject to Welsh Water agreements / legislation. It is the responsibility of the
client/contractor to ensure Welsh Water are consulted prior to commencement of
works.
Further information is available at www.dwr.cymru.com or
rlbsta@dwr.cymru.com

New dwelling - Automatic fire suppression system to be designed and installed in
accordance with BS 9251: 2014 or an equivalent technical standard.

The components of the automatic fire suppression system should be in
accordance with BS 9251: 2014 or an equivalent technical standard.

Where an automatic fire suppression system is installed, a 3rd Party installation
and commissioning certification will be provided.

Confirmation of consultation with Dwr Cymru/Welsh Water to be provided
confirming:

a) Where town mains are to be used, the designer must consult with the
Water Undertaker to establish the typical operating water pressure range and flow
capacities available.

b) Where town mains are to be used restrictions such as water meters shall
not reduce the pressure and flow available below the performance specification
detailed in the relevant technical standard.

c) Ancillary areas (such as car port, car park, garage etc...) which are
normally unoccupied do not require an automatic fire suppression system if they
are suitably fire separated from the residential areas (see Appendix A, Tables A1
& A2). The minimum acceptable separation is 30 minutes integrity, insulation and
stability.

D		
C	Planning.	17.3.23
B	Planning.	14.3.23
A	Planning.	22.2.23
REV	DESCRIPTION	DATE

DR
Design

Architectural Services

Davies Richards Design Ltd.
Llandeilo - 01558 823351
Mumbles - 01792 347692

E-MAIL - info@daviesrichardsdesign.com
WEB - www.daviesrichardsdesign.com

CLIENT :
Mr. & Mrs. Salini.

JOB TITLE :
Proposed single storey
dwelling (bungalow) at
rear (South East) of
Coedmore,
103 Wern Road,
Skewen,
SA10 6DP.

DRAWING TITLE :
Proposed Site Plan.

DRAWING STATUS :
Planning.

Original paper size - A1
SCALE : 1:200.

DRAWN BY : G.R.R. DATE : May '22.

PLAN No 1779-01	REVISION C
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DO NOT USE FOR CONVEYANCING PURPOSES